

**LOCAL HISTORIC DISTRICT:** Plaza Midwood

**PROPERTY ADDRESS:** 2219 The Plaza

**SUMMARY OF REQUEST:** Addition

**APPLICANT:** Michelle Sutton

The application was continued for additional details on materials and massing of the addition. Reduce the massing of the second floor by bringing the walls in and not repeating the stucco and board and batten on the walls but only in the gable, or other traditional materials could be proposed in repairing the shape of the gable on back door to match the rest of the house.

**Details of Proposed Request**

*Existing Context*

The existing structure is a 1.5 story Bungalow constructed in 1930. Adjacent structures are 1 and 1.5 homes. The house is +/-14'-9" measured from the finished floor. Exterior material is painted brick.

*Proposal – June 8, 2016*

The proposal is an upper level addition. New siding material is wood with roof trim details to match existing. New windows will match existing windows in design and material. The rear porch will be removed. The building footprint does not change.

*Revised Proposal*

- The roof has been changed to a gable at the rear of the addition.
- The side gable on the right side elevation has been moved toward the front.
- The rear porch roof has been reduced.

**Policy & Design Guidelines for Additions, page 36**

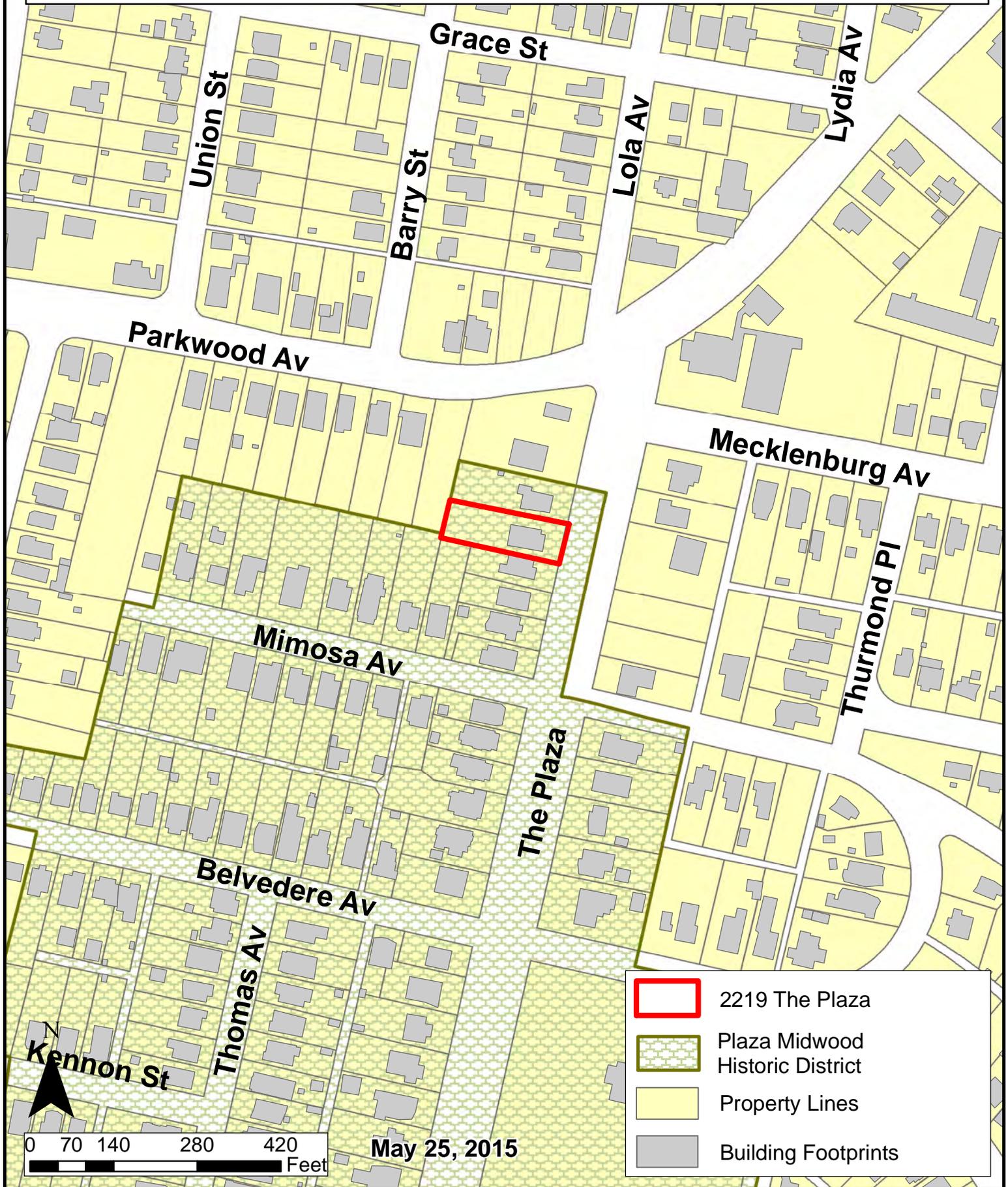
Additions to existing structures in Local Historic Districts have a responsibility to complement the original structure. Additions should reflect the design, scale and architectural style of the original structure. The following guidelines are intended to encourage addition designs that are compatible with the existing structure, while not fully mimicking the original design.

1. All additions will be reviewed for compatibility by the following criteria:	
a. <b>Size</b>	<i>the relationship of the project to its site</i>
b. <b>Scale</b>	<i>the relationship of the building to those around it</i>
c. <b>Massing</b>	<i>the relationship of the building's various parts to each other</i>
d. <b>Fenestration</b>	<i>the placement, style and materials of windows and doors</i>
e. <b>Rhythm</b>	<i>the relationship of fenestration, recesses and projections</i>
f. <b>Setback</b>	<i>in relation to setback of immediate surroundings</i>
g. <b>Materials</b>	<i>proper historic materials or approved substitutes</i>
h. <b>Context</b>	<i>the overall relationship of the project to its surroundings</i>

2. Additions must respect the original character of the property, but must be distinguishable from the original construction.
3. All additions to the front or side of existing properties must be of a design that is sensitive to the character and massing of the existing structure.
4. Additions to the front or side of existing structures that are substantially visible from a street must go before the full Commission.

**Staff Analysis:** The Commission will determine if the proposed improvements meet the design guidelines for size, scale, massing, fenestration, rhythm, materials and context.

*Charlotte Historic District Commission - Case 2016-117*  
**HISTORIC DISTRICT: PLAZA MIDWOOD**





# 2219 THE PLAZA

Historic Plaza Midwood

PID# 08119146

Second Story Addition

JUNE 3, 2016

**DRYDEN**  
DESIGN BUILD

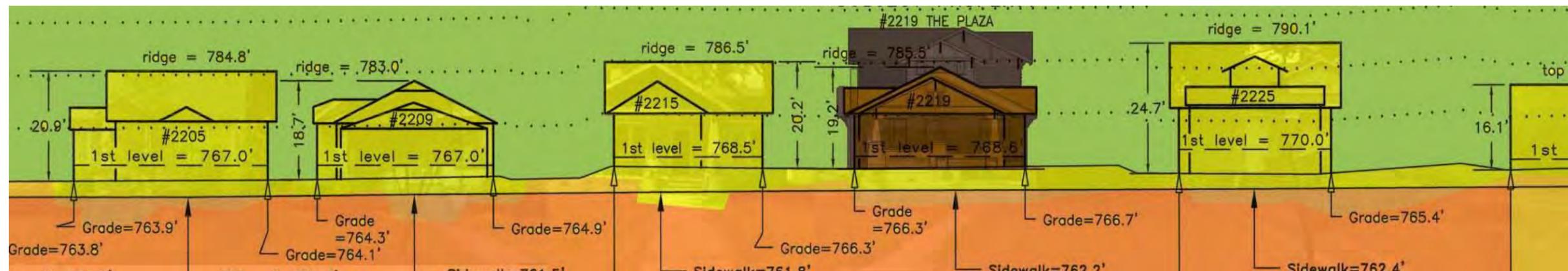
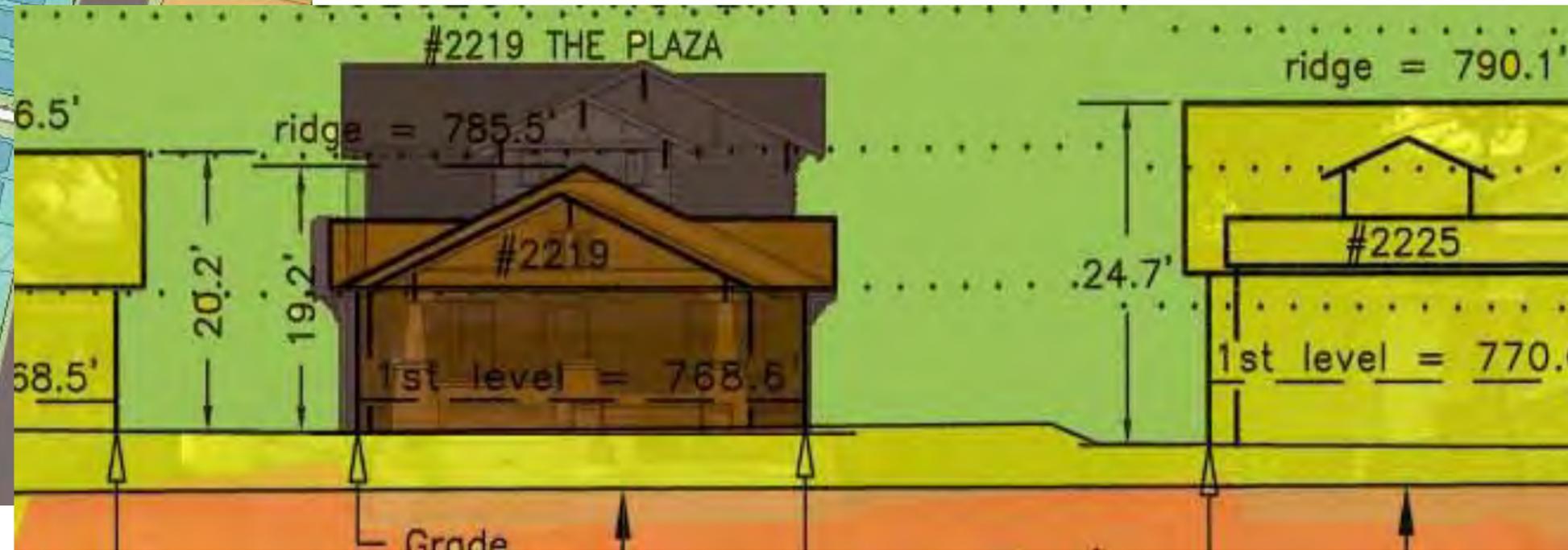


STREET ELEVATION OF RELATIVE BUILDING HEIGHT

# AREA PLAN | CONTEXT



NEW HIGHEST RIDGE @ 792.5'; FOREMOST RIDGE @ 790.6'



STREET ELEVATION OF RELATIVE BUILDING HEIGHT

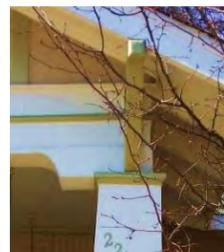
## EXISTING CONDITIONS & CHARACTERISTICS



- REMOVE BACK PORCH THAT DOES NOT FIT STYLE OF THE ORIGINAL ARCHITECTURE
- UTILIZE THE EXISTING ARCHITECTURAL LANGUAGE TO INFORM DETAILING DECISIONS AT THE NEW ADDITION AND NEW BACK PORCH
- MATCH ALL NEW WINDOWS TO SIZE AND STYLE OF EXISTING, WOOD SDL WINDOWS.
- MATCH BOARD AND BATTEN STYLE FOUND IN THE FRONT EAVE FOR 2<sup>ND</sup> STORY ADDITIONS
- MATCH ALL 24" DEEP EAVES

MAINTAIN ARCHITECTURAL LANGUAGE AND STYLE OF EXISTING HOME

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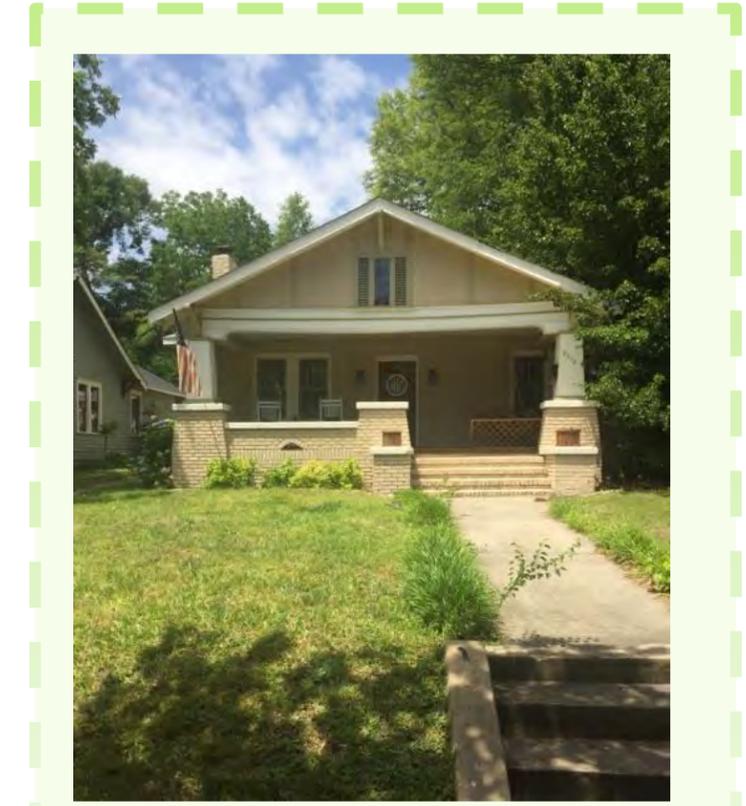
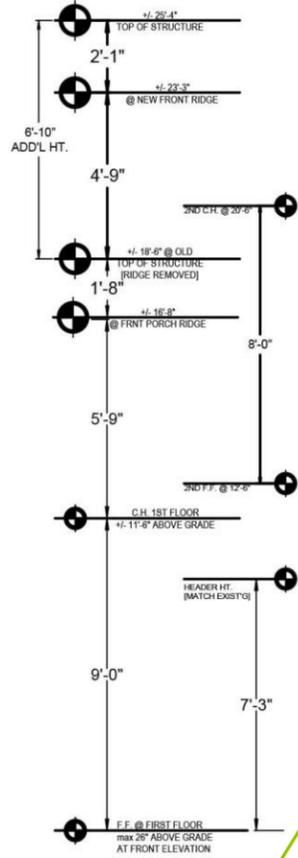


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MAINTAIN ARCHITECTURAL LANGUAGE AND STYLE OF EXISTING HOME

CONSTRUCTION DETAILS AT ADDITION TO MATCH/SIMILAR TO EXISTING MATERIALITY AT FRONT PORCH

ELEVATIONS VISIABLE APPROACHING PARKWOOD

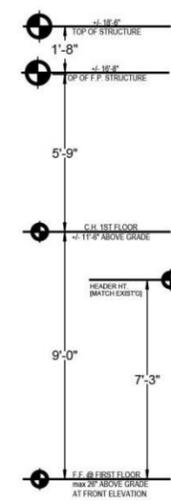
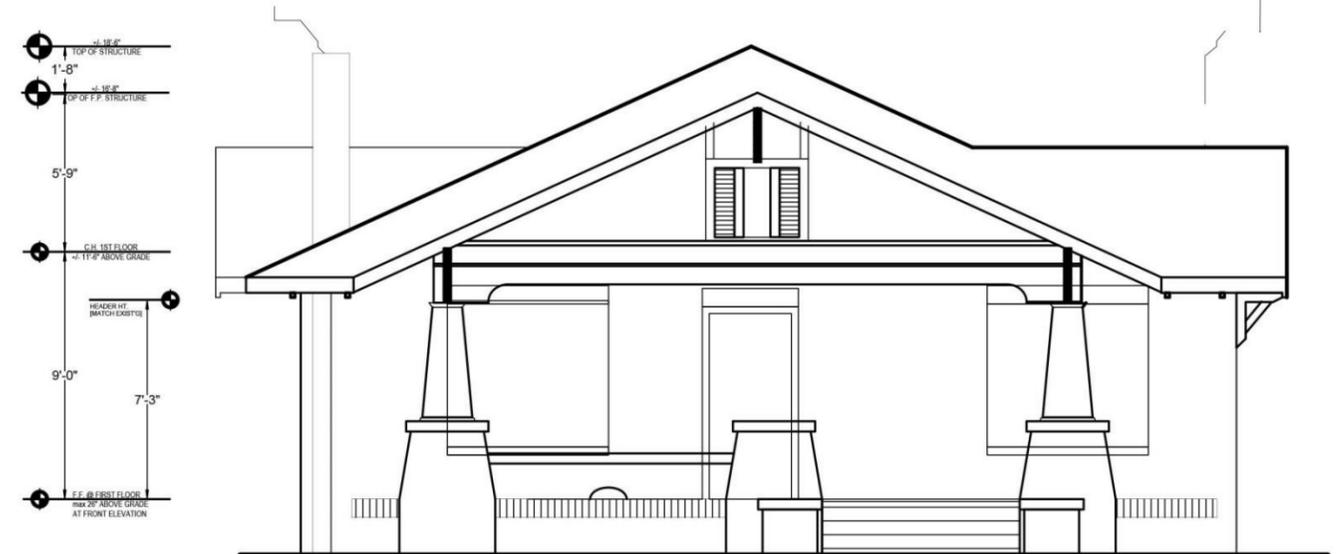


ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

EXISTING BRACKETS WILL BE REPEATED IN ALL NEW EAVES

NEW SHINGLES ON ENTIRE ROOF

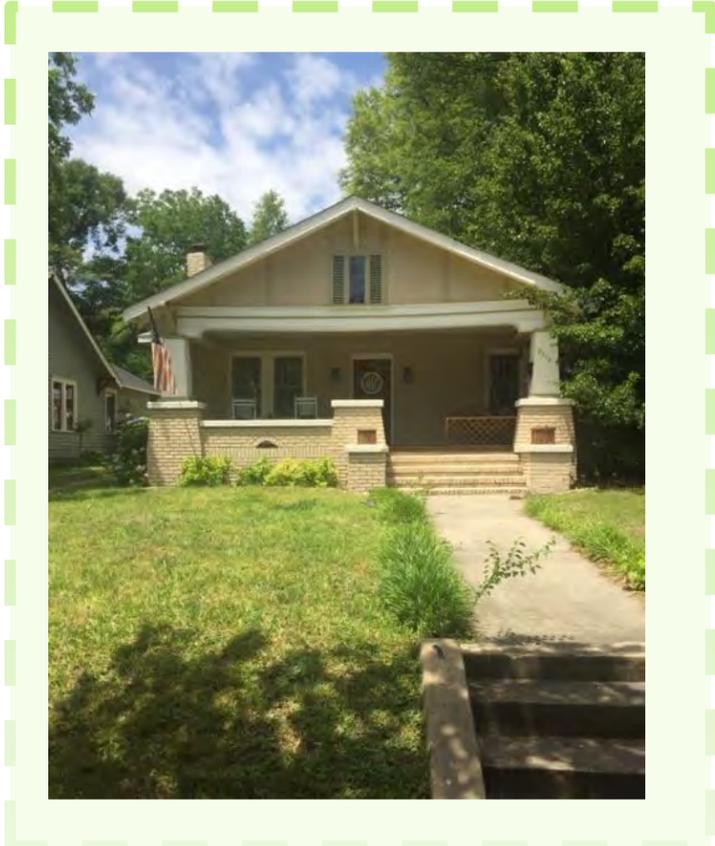
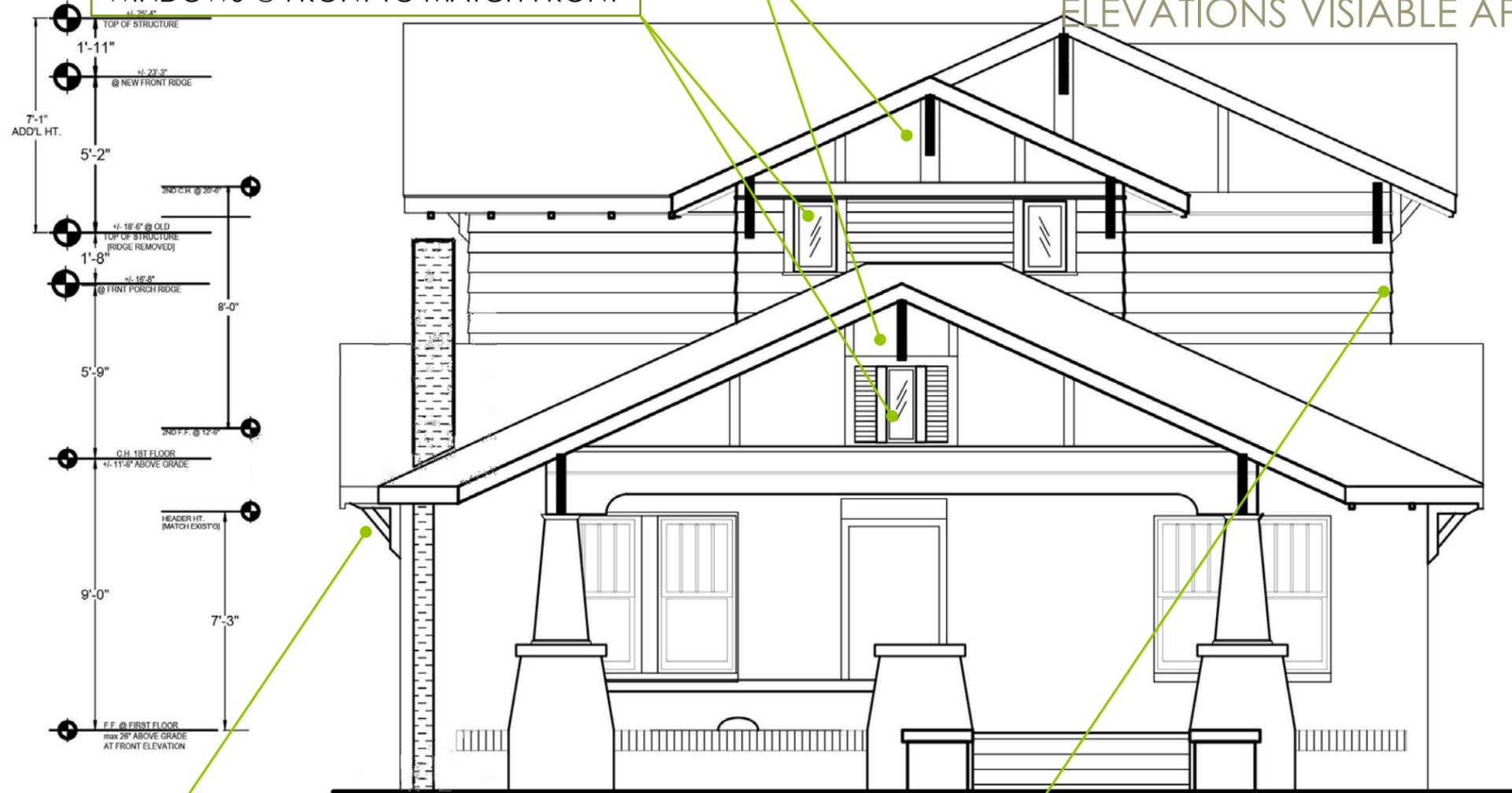
NEW FRONT ELEVATION



GABLE DETAILS TO MATCH EXISTING -TYP.

WINDOWS @ FRONT TO MATCH FRONT

ELEVATIONS VISIABLE APPROACHING PARKWOOD



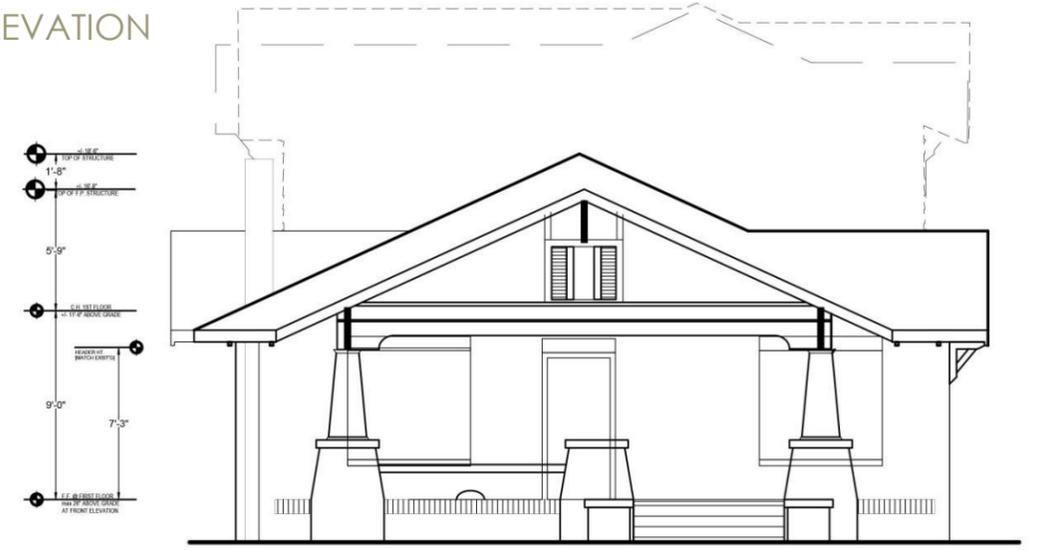
NEW FRONT ELEVATION

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

EXISTING BRACKETS WILL BE REPEATED IN ALL NEW EAVES

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SHINGLES ON ENTIRE ROOF



EXISTING FRONT ELEVATION

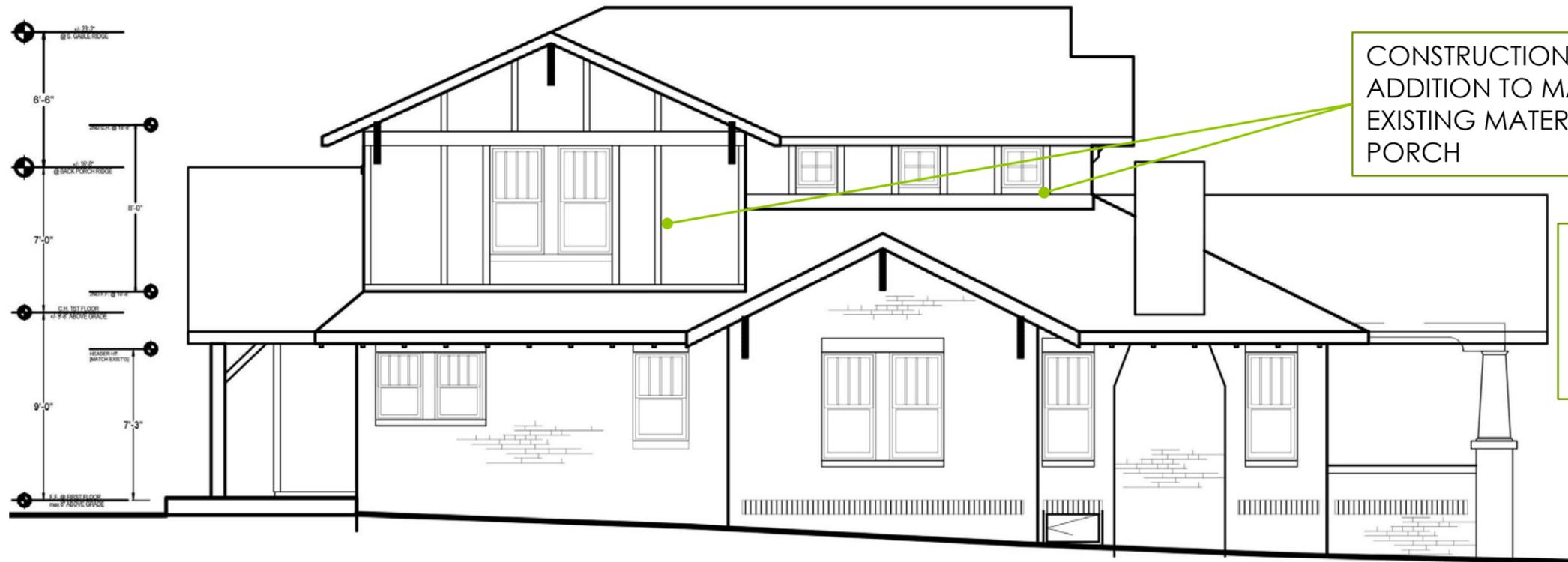
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NEW SHINGLES  
ON ENTIRE ROOF

CONSTRUCTION DETAILS AT  
ADDITION TO MATCH/SIMILAR TO  
EXISTING MATERIALITY AT FRONT  
PORCH

NEW ADDITION STEPS BACK AWAY  
FROM THE FRONT FAÇADE TO  
MAINTAIN THE FEEL OF THE EXISTING  
BUILDING. AND MINIMIZE THE IMPACT  
OF THE ADDITION

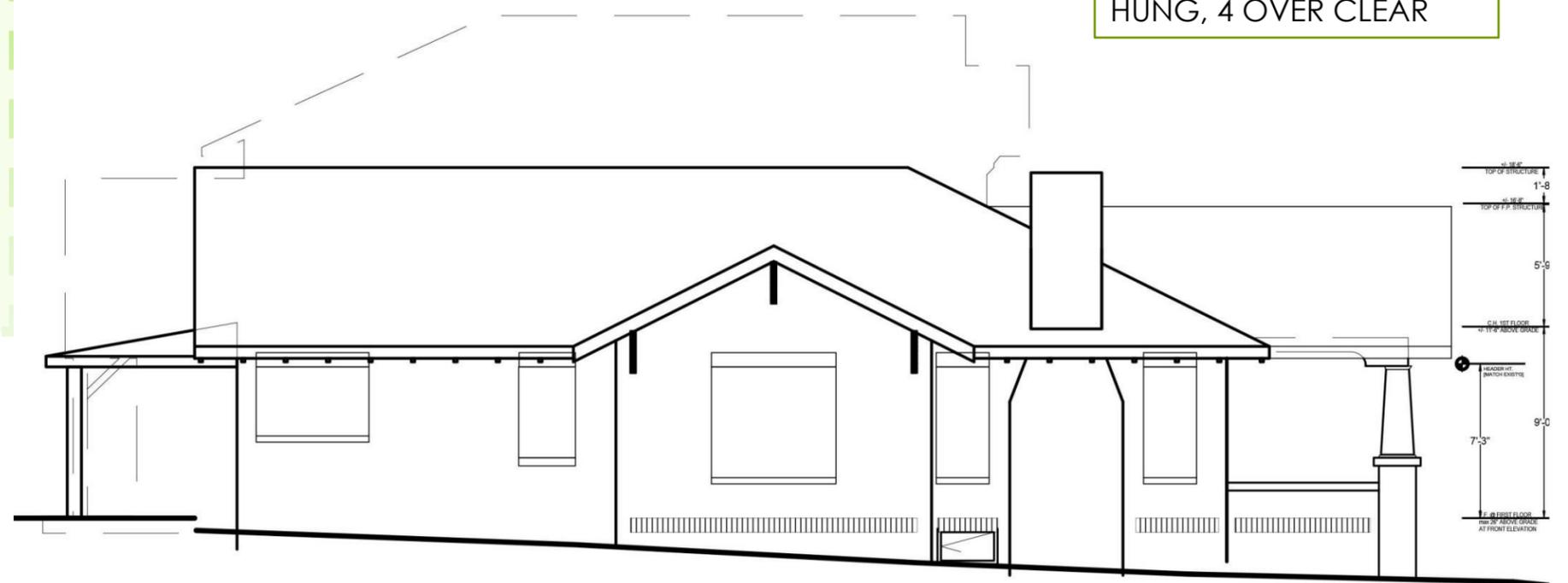
ALL WINDOWS TO  
MATCH EXISTING PLYGEM  
WOOD SDL DOUBLE  
HUNG, 4 OVER CLEAR



NEW DRIVEWAY SIDE ELEVATION



NEW ADDITION TO BE PAINTED TO  
MATCH THE EXISTING BRICK  
IF REPAINTED TO BE ONLY ONE FIELD  
COLOR (BRICK AND SIDING TO MATCH)



EXISTING DRIVEWAY SIDE ELEVATION

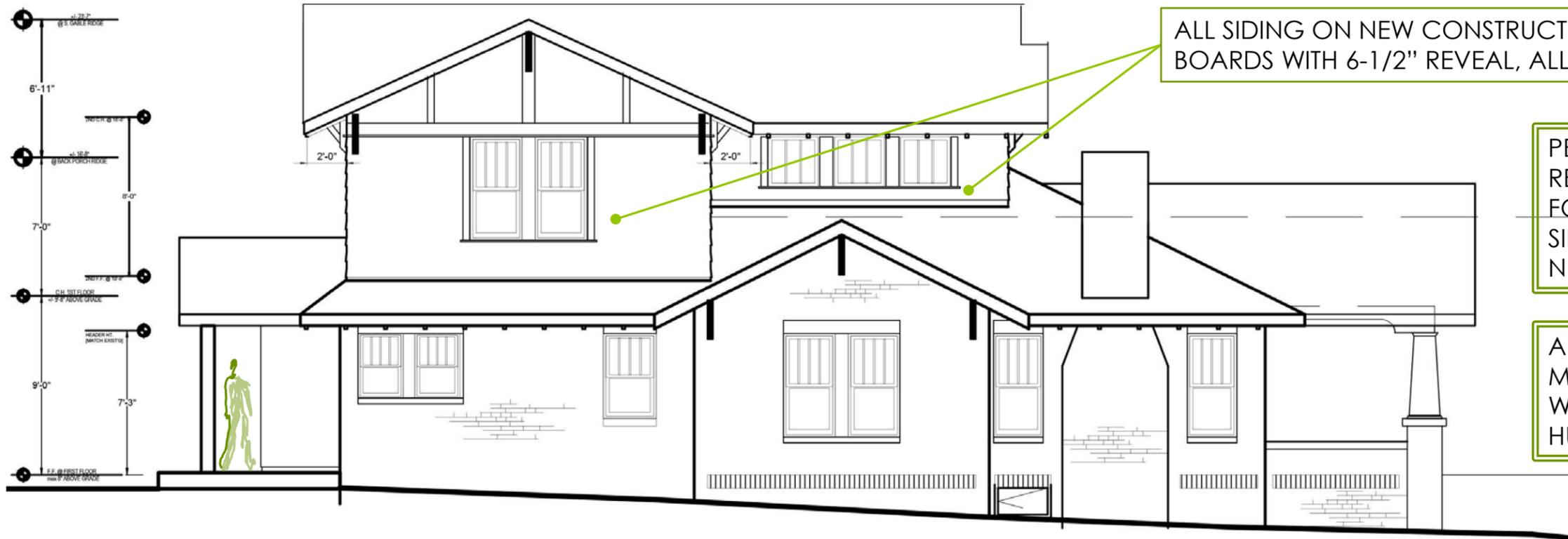
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NEW SHINGLES  
ON ENTIRE ROOF

ALL SIDING ON NEW CONSTRUCTION TO BE 1X8 PINE  
BOARDS WITH 6-1/2" REVEAL, ALL CORNERS MITERED, TYP.

PER JUNE HDC REVIEW:  
REDUCED 2<sup>ND</sup> FLOOR  
FOOTPRINT; CHANGED  
SIDING DETAILS; REVISED  
NEW BACK CANOPY

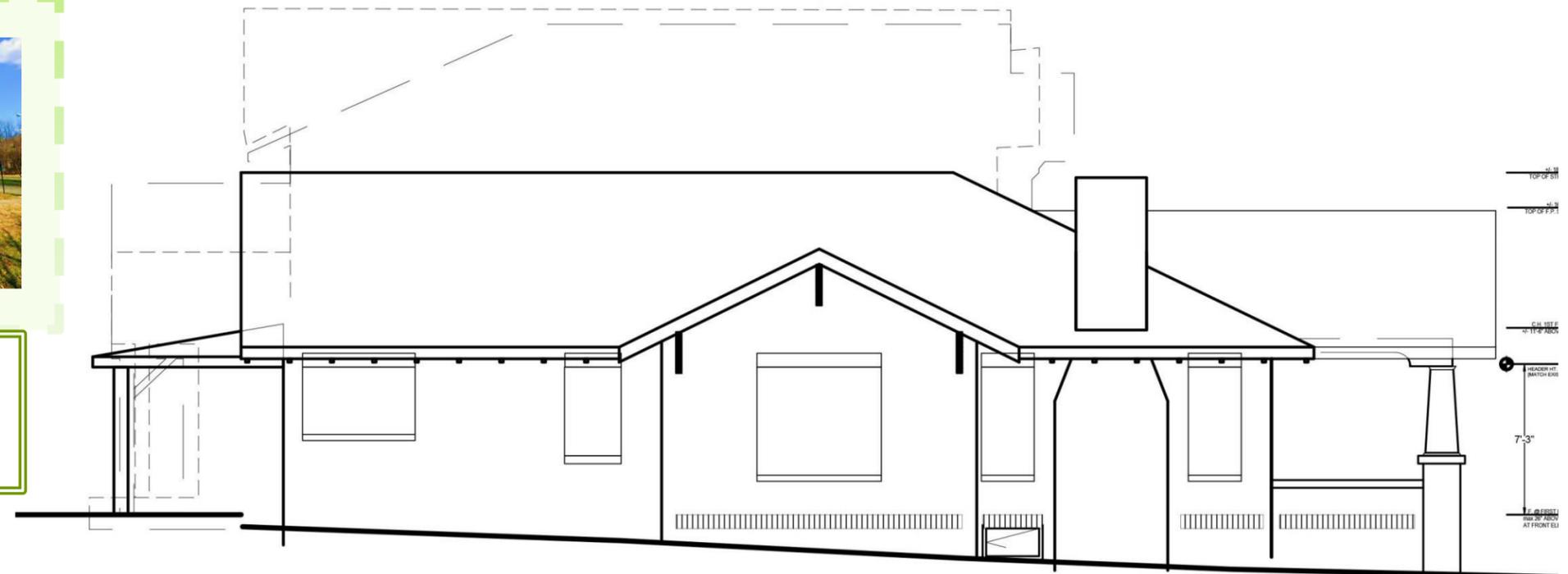
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EXISTING DRIVEWAY SIDE ELEVATION

# ARCH | 3ELEVATIONS

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA

SIDING DETAILS TO BE SIMILAR TO EXISTING FRONT GABLE DETAIL, USE OF STUCCO EMBOSSED BOARD AND TRUE 1X4 WOOD BATTENS THROUGHOUT

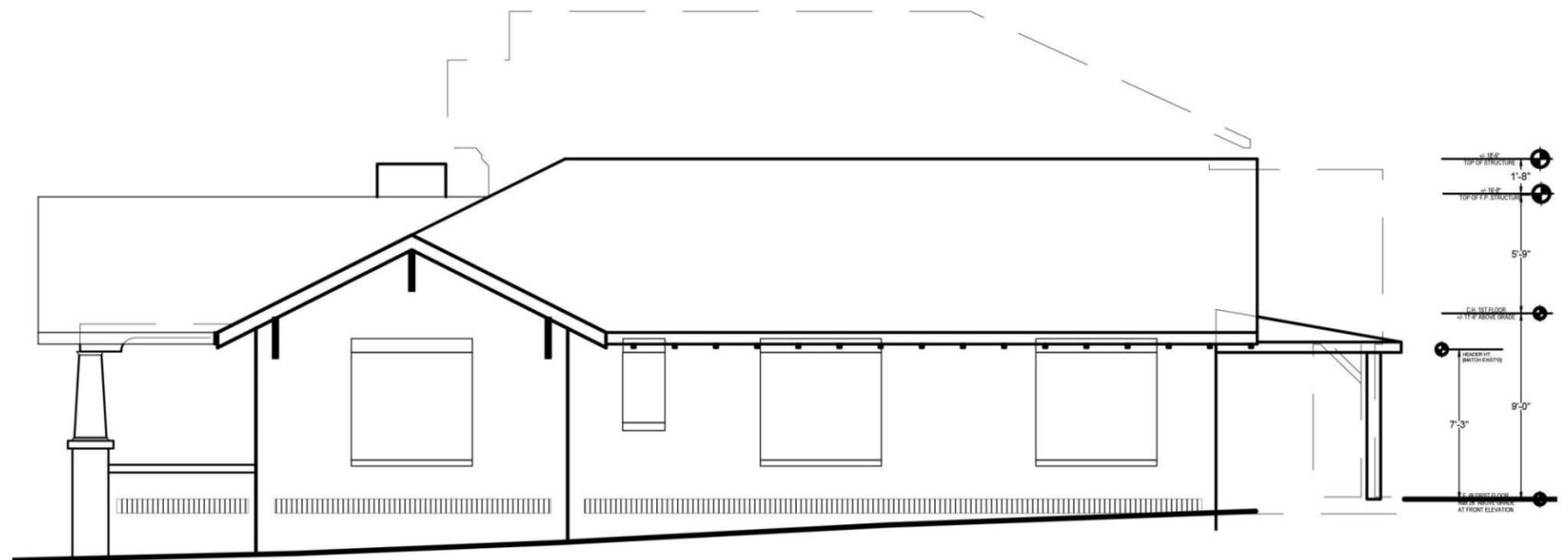
MAINTAIN EXISTING ROOF EAVES TO PROTECT ARCHITECTURAL SCALE

ALL WINDOWS TO MATCH EXISTING PLYGEM WOOD SDL DOUBLE HUNG, 4 OVER CLEAR

NEW SLAB TO BE APPROXIMATELY 8'-0" X 14'-0" TO ACCOMMODATE NEW BACK ENTRY PORCH



NEW NORTH ELEVATION



EXISTING NORTH ELEVATION

JULY 2016

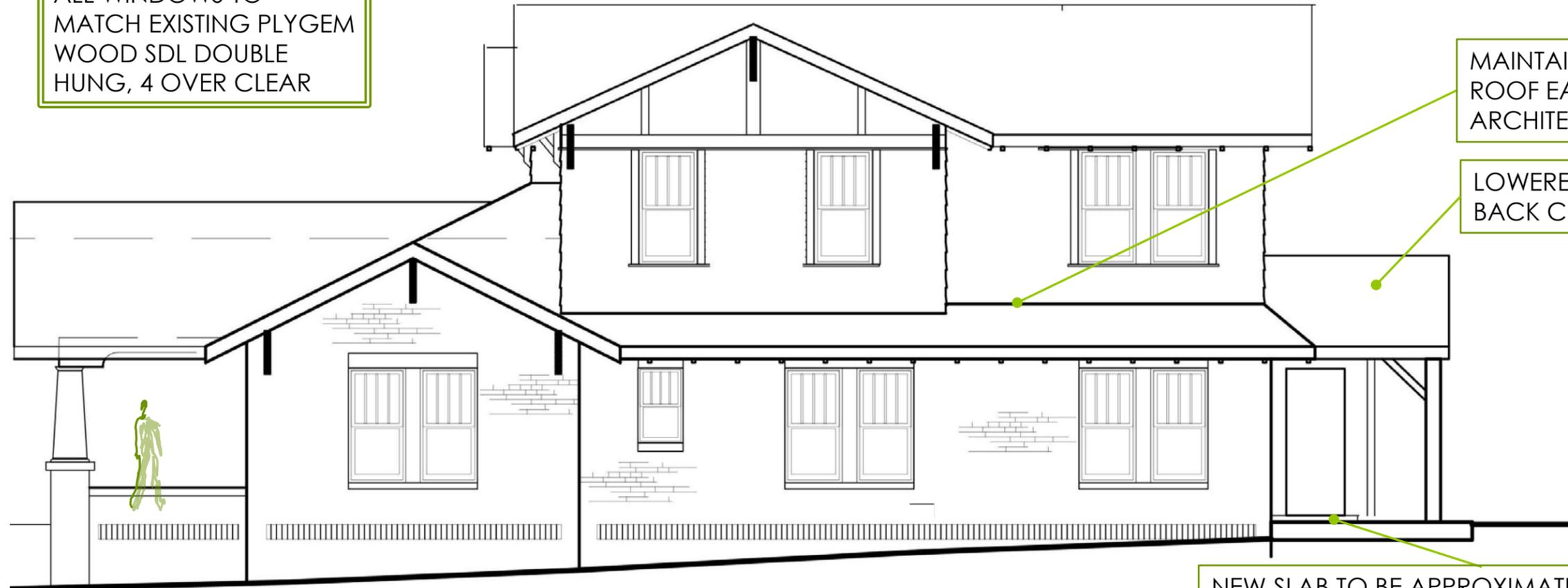
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ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA

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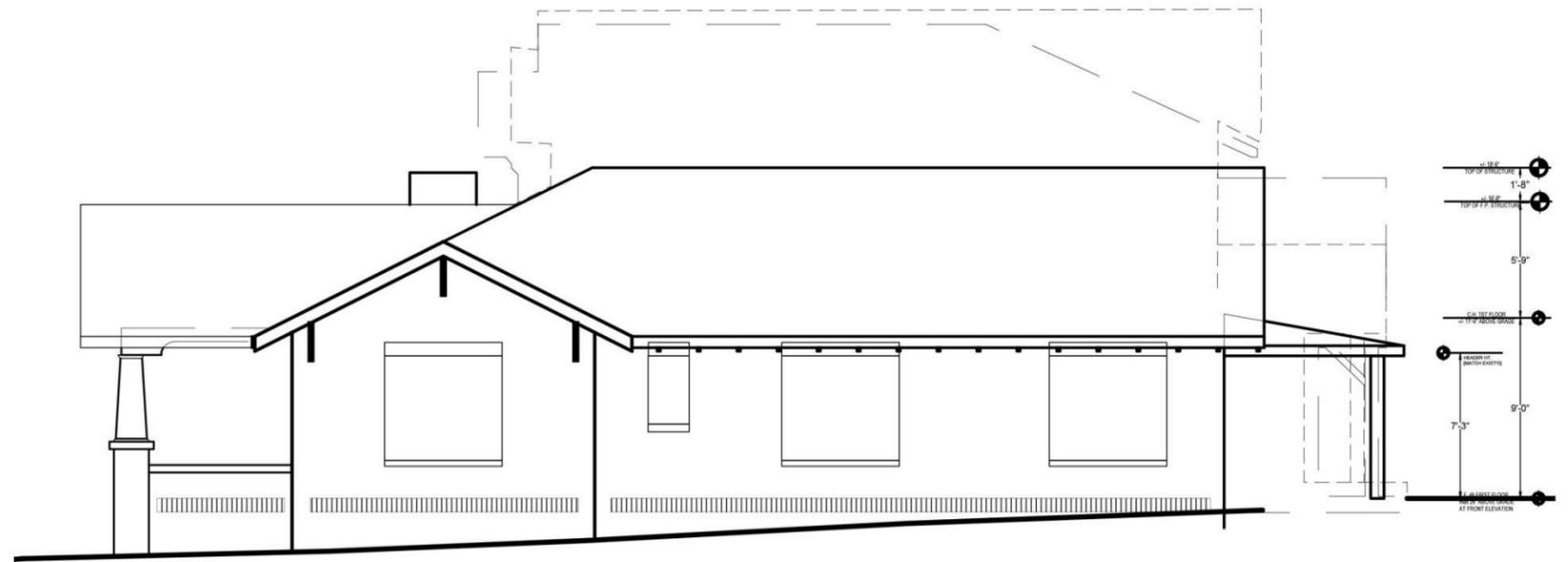
MAINTAIN EXISTING ROOF EAVES TO PROTECT ARCHITECTURAL SCALE

LOWERED PITCH ON NEW BACK COVERED ENTRY



NEW SLAB TO BE APPROXIMATELY 8'-0" X 14'-0" TO ACCOMMODATE NEW BACK ENTRY PORCH

NEW NORTH ELEVATION



EXISTING NORTH ELEVATION

ELEVATION WITH LOW (OR NO) VISIBILITY @ THE PLAZA



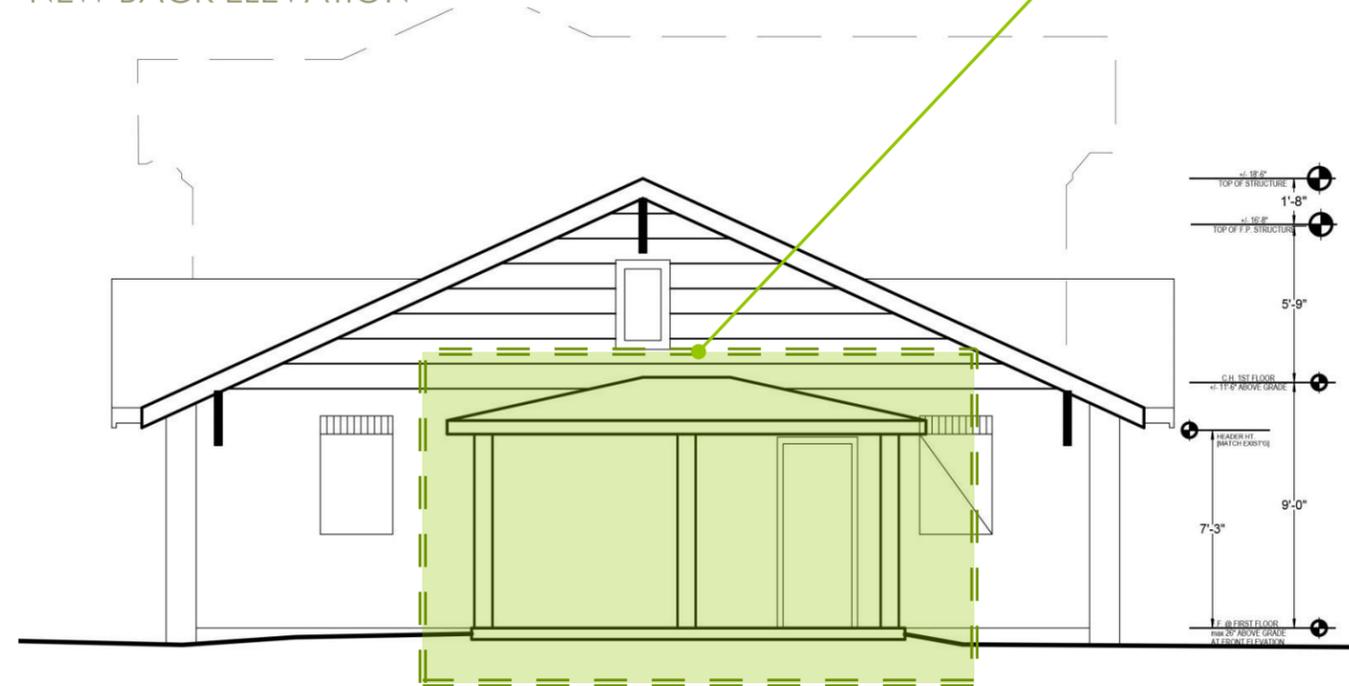
OLD AESBESTOS LAP SIDING LOCATED ON THE BACK GABLE TO BE REPLACED WITH NEW BOARD AND BATTEN TO MATCH REST OF ADDITION

EXISTING BACK PORCH IS THE ONLY ELEMENT OF EXISTING BUILDING TO BE REMOVED AND REPLACED,

NEW BACK ELEVATION



EXISTING BACK VIEW



EXISTING BACK ELEVATION

ELEVATION WITH NO VISIBILITY @ THE PLAZA



OLD AESTHETIC LAP SIDING LOCATED ON THE BACK GABLE TO BE REPLACED WITH NEW PINE BOARDS WITH 6-1/2" LAP TO MATCH NEW CONSTRUCTION DETAILS AT 2<sup>ND</sup> FLOOR

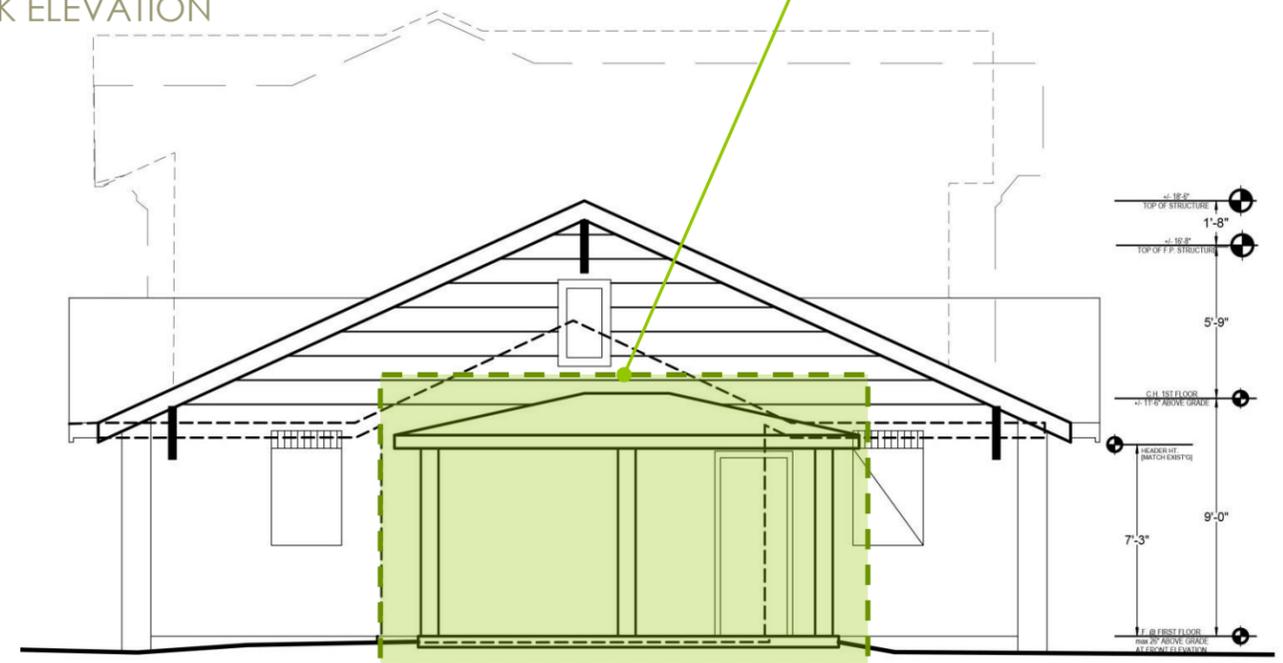
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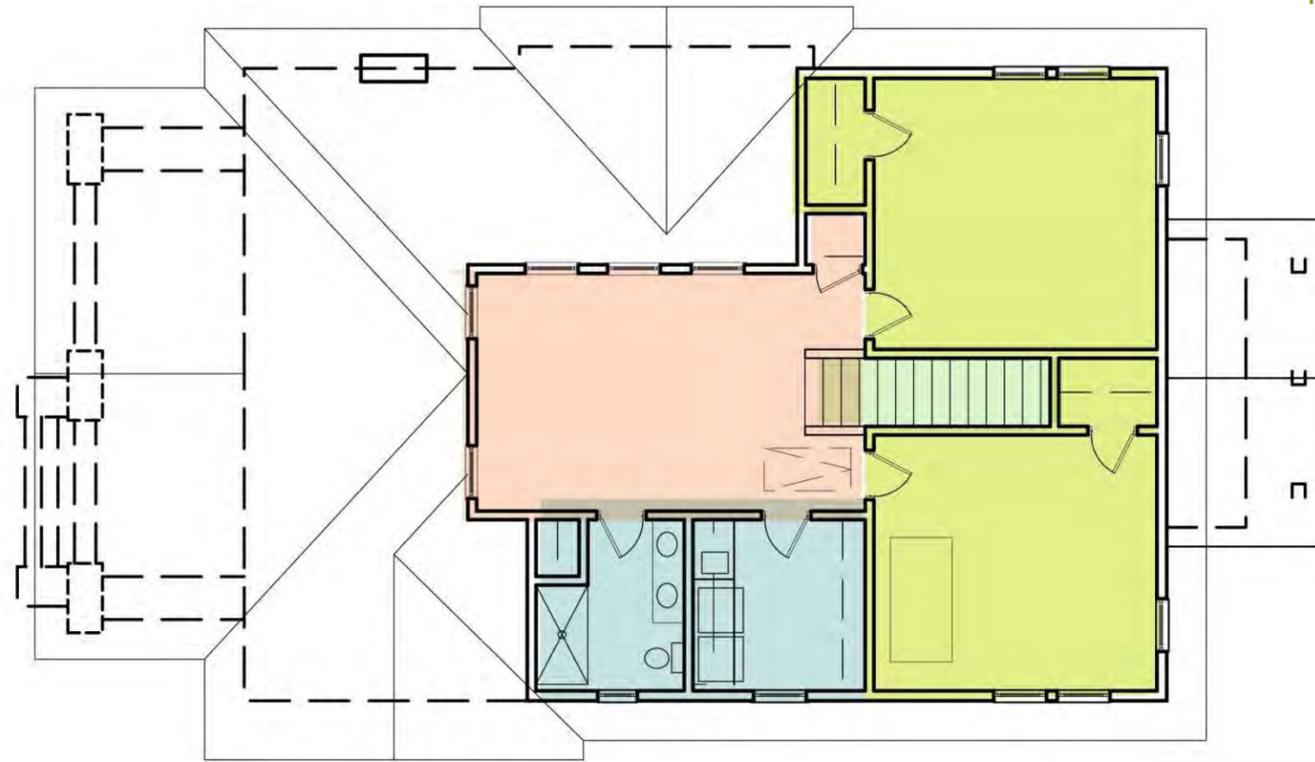


EXISTING BACK ELEVATION

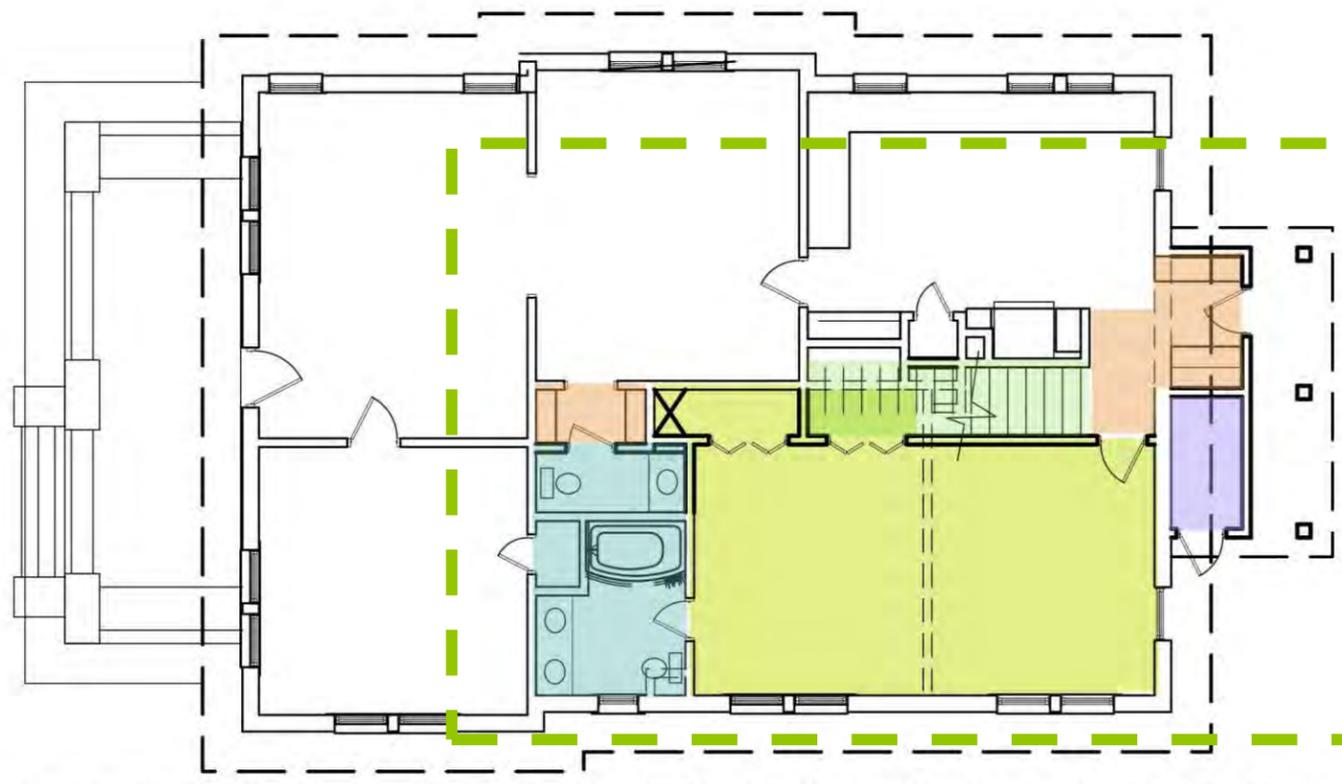
JUNE 2016

# ARCH | BLDG ADDT'N

NEW FLOOR PLANS FOR REFERENCE ONLY



NEW SECOND FLOOR PLAN.



NEW FIRST FLOOR PLAN.

- Design maintains the authenticity of the original architecture by reorganizing the new interior spaces within the parameters of the building's existing envelop and style
- 2<sup>ND</sup> Floor Addition includes 2 new bedrooms, family space, kid's bath and laundry room
- Combining two smaller bedrooms on first and reorienting the existing bathroom accommodates privacy for the master and new powder room for guests
- New back porch conversion to heated square footage provides home with primary entry space before entering kitchen as well as additional exterior closed storage

## RENDERED PERSPECTIVE NORTHEAST CORNER



- Design maintains the authenticity of the original architecture by reorganizing the new interior spaces within the parameters of the building's existing envelop and style
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NEW PLANS WITH REDUCTIONS IN 2<sup>ND</sup> FLR FOOTPRINT



WITH EXISTING VEGETATION SCREENING